

**City of Gig Harbor
Design Review Board
Gig Harbor Civic Center
April 10th, 2008**

Present: Board Members: Jane Roth-Williams, Charles Carlson, Kae Paterson, Rick Gagliano, Jim Pasin and John Jernejcic. Absent Chairman Darrin Filand

Staff Present: Tom Dolan, Jennifer Kester, Matthew Keough, Rob Karlinsey, Steve Misiurak and Cindy Andrews

Call to Order: 6:04 pm

Board member Kae Paterson spoke about the Pacific North West Maritime Heritage Council discussing their proposal for creating a National Maritime Heritage Area in Puget Sound.

1. **Cosmopolitan Engineering Group – David J. McBride, P.E., P.O. Box 1678, Tacoma, Wa 98401 / City of Gig Harbor, 3510 Grandview St., Gig Harbor, WA** - for Design Review (DRB 08-0021) for phase I and phase ii improvements to the existing City of Gig Harbor Wastewater Treatment Plant facility located at 4212 Harborview Dr., Gig Harbor, WA

Vice-Chair Rick Gagliano addressed any appearance of fairness concerns and ex-parte communications, there being none he introduced City Administrator Rob Karlinsey.

Mr. Karlinsey introduced the wastewater treatment plant design team and provided a brief summary of the project, David McBride project administrator, Greg Edwards structural and architectural architect, Chris Moreland consultant and Duane Edwards landscape architect. Mr. Karlinsey discussed current capacity concerns and project approval, operating capacity, permitted capacity and funding. Mr. Pasin asked if the property would be large enough to meet long term goals. Mr. Karlinsey explained it would meet projected growth for the next twenty years. Mr. McBride discussed the option of satellite plants in the event that the property should become maxed out.

Senior Planner Jennifer Kester summarized the items for discussion, prominent parcel concerns, landscaping, screening, architecture, colors and materials, walkways and common areas, fencing, building location and orientation.

Mr. Mc Bride discussed the doors, the roof, gables, the roof slope and the control building. Mr. Jernejcic discussed the importance of the design of the control building. Mr. Gagliano discussed the proposed colors and materials indicating that he would like to see more details on the plans. Mr. Pasin expressed his concern more of the site would be visible further down Harborview than originally planned. Ms. Kester explained that the creek and wetland would discourage people from accessing the area of concern. Mr. Pasin and Mr. Jernejcic would like the applicant to be more specific as to what they had been proposing. Mr. Jernejcic discussed the color of the bottom trim portion of the buildings. Mr. McBride confirmed darker colors had been proposed for the bottom trim with lighter colors above. Mr. Gagliano asked if the current building would be upgraded with a new roof and siding. Ms. Kester replied yes. Mr. Jernejcic asked if the upgrade to the control building would be in phase one or phase two. Ms. Kester replied in phase one. Mr. Jernejcic asked if the height of building one would be extended. Ms. Kester replied no. Mr. Carlson asked if board and batten could be used rather than CMU. Ms.

Kester replied possibly, explaining the maintenance and fire concerns associated with the application of board and batten. Mr. Pasin asked what the proposed length of the roof line and wall of the headworks building would be. Mr. Keough replied 54 feet. Mr. Gagliano asked if the lab building would be included in tonight's discussion. Ms. Kester replied yes. Mr. Jernejcic asked when elevations would be available for the control building explaining his concern that decisions could be effected by not having the details. Mr. McBride stated that the construction drawings would be completed in June. Ms. Kester asked the board members for their opinions or ideas. Mr. Gagliano would like to see plans with more elevations and details. Mr. Jernejcic would also like to see more details. Mr. Pasin explained his concern that the buildings would not be screened well enough looking up from Harborview Dr.

1 Item D. Landscaping, Screening, and Fencing.

Landscaping Architect Duane Edwards summarized the proposed landscape plan. Mr. Edwards discussed the removal and replacement of the trees under the power lines along Harborview Dr., the types of trees, and plant materials proposed for the berm and the slope area, the type and amount of trees proposed for the area between Harborview Dr and clarifier building and the view of the control building from Harborview Dr. Mr. Pasin asked if underground utilities had been considered. City Engineer Steve Misiurak explained the process for installing utilities underground adding that when street improvements take place it is expected at that time that utilities would then be placed underground. Mr. Gagliano asked if the landscape plan would need to be altered if the utilities are put underground. Mr. Edwards responded no. Mr. Gagliano asked how long it would take the trees to reach maturity for screening. Mr. Edwards responded approximately 3 years. Mr. Gagliano discussed the bio-swale pond and the proposed vegetation. Mr. Pasin expressed his concern with the removal of existing trees on the site also with the amount and size of the trees proposed. Mr. Edwards explained the landscape plan, the amount, type and sizes of the trees to be planted on the site also explaining that some of the trees currently on the site would be too large and too close to the road to remain. Mr. Jernejcic agreed with the landscape plan. Mr. Carlson suggested exploring the idea further of placing utilities underground. Mr. Edwards and Associate Planner Matthew Keough further discussed the landscape plan as it related to the placement of trees and screening. Mr. Pasin asked if the possible future expansion of the roadway had been considered in the landscape plan. Ms. Kester explained that it would not be possible to predict how future changes to the right of way could affect the project. Mr. Pasin explained his concern that future improvements to the right of way should be considered. Mr. Gagliano discussed the locations, size and amounts of the proposed trees asking board members if additional large trees should be added to the buffer. Mr. Gagliano also asked if any trees or vegetation had been proposed for the headworks building. Ms. Kester responded gravel only. Mr. McBride interjected stating that the Wastewater Treatment staff had requested no landscape in the immediate vicinity of the building.

Board members discussed 17.99.160 Enhancement Corridor Standards and 17.99.340 Fences agreeing that these items had been resolved.

MOTION: Move to accept the applicant's proposal for an alternative design for the landscaping and accept staff findings that the proposed alternative design is appropriate and meets the intent of the design manual as discussed in the findings minus the discussion on fencing. Jernejcic / Carlson
Amended by Mr. Pasin - add additional evergreen trees as feasible to be determined by the landscape architect. To be installed at the time of the occupancy. Motion passed unanimously

2. Item C. Public Access and Common Areas

Mr. Keough discussed the exception requested for item C. explaining due to safety concerns the site would be a closed site no public access would be allowed with the exception of potential visitors to the operations lab building and walkways have been proposed for this area. Mr. Pasin discussed the importance of the walkways and common areas for the employees pointing out that it would be necessary for the city to meet the same standards that applied to other projects. Mr. Jernejcic agreed. Mr. Gagliano asked if the exception had been proposed for the location and placement of walkways. Ms. Kester explained the requirement. Mr. McBride described the patio blocks and the paving proposed

MOTION: Move that the board grant the applicant the exception from the six general requirements related to public access and common areas due to the secure nature of the site and the functionality and that related to item five that the exception has been sufficiently compensated by site amenities such as color scored concrete, patios, commercial grade seating and site amenities, the park like setting and the other findings. Jernejcic / Carlson
Motion passed unanimously

3. Item A. Building Location and Orientation

Mr. McBride summarized item A. explaining that the function of the buildings had dictated their placement on the site with the exception of the new operations building. Mr. Gagliano asked if there would be zone transition or setback concerns on any portions of the site. Ms. Kester replied no. Mr. Gagliano asked if the site would affect any of the neighbors. Mr. McBride discussed the re-vegetation and buffering proposed for the neighbors. Mr. Carlson asked what would happen to the temporary lab building after the facility is completed. Mr. McBride responded that the area would be replanted with grass and left available for future development. Mr. Pasin expressed his concern for the language in item 1 second paragraph, "makes the requirements unnecessary" and with item 2 the argument that the city is a tenant. Mr. Gagliano agreed that the language should be reviewed. Ms. Kester and the board members discussed the language concerns. Mr. Gagliano suggested that Item A should be suspended. Mr. Jernejcic suggested that Item number five had been the only concern. Mr. McBride discussed the functionality and the necessity of the headworks and the dewatering buildings at their proposed location. Mr. Gagliano asked if the buildings could be modulated. Mr. McBride responded no explaining that it would affect the function of the headworks building. Mr. McBride explained the other constraints that had limited the placement of the buildings, size of the site and the topography. Mr. Jernejcic asked if by extending the gable on the upper level the roofs could be modulated to appear as one building but function separately. Mr. Carlson agreed. Mr. McBride suggested that they had attempted to make the buildings appear as one. Mr. Jernejcic would like to see elevations and space between the two buildings. Ms. Kester discussed the changes to the headworks and the dewatering building pointing out the elevations of the buildings, additional gables, the use of board and batten and no modulation. Mr. Jernejcic asked if the buildings could be modulated 6 inches. Mr. McBride agreed. Ms. Kester suggested changes to the colors and textures. Mr. Gagliano asked if changes had been proposed for the long side of the buildings. Ms. Kester replied no. Board members discussed the materials, roof pitch, hip and gable and the ceiling height.

MOTION: Move to extend the meeting beyond 9:00 pm. Pasin / Carlson
Motion passed unanimously.

Consultant Chris Moreland explained the changes proposed for the control building remodel the design, the materials, and the covered walkways . Board members discussed the buildings and their functions. Mr. Gagliano discussed the applicant's options, returning to the board or moving forward to the Hearing Examiner. Mr. Dolan and Mr. Misiurak discussed the project schedule and the effects that returning to the board would have on the project. Mr. Karlinsey suggested returning to the DRB.

MOTION: Move to accept the applicants desire to return to the Design Review Board in two weeks (April 24th, 2008). Pasin / Gagliano
Motion passed unanimously

APPROVAL OF MINUTES:

Corrections to the minutes of February 28th second page second paragraph correction to the spelling of the word guidelines and a notation that Mr. Pasin arrived late to the meeting.

MOTION: Move to approve the minutes of February 28th as corrected. Gagliano / Jernejcic – Motion passed unanimously

MOTION: Move to approve the minutes of March 27th, 2008 as written. Roth- Williams / Carlson. Mr. Jernejcic abstained.
Motion passed unanimously

UPCOMING MEETINGS:

April 24th, 2008

Mr. Dolan discussed the upcoming City Council / Planning Commission combined meeting. Mr. Gagliano discussed the new policy for appointments to City boards.

MOTION: Move to adjourn at 9:34 pm. Pasin / Carlson - Motion passed unanimously.